

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marvin Sherwood Smith, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1000.383 to permit side yards of 15 and 10 feet instead of the required fifty-foot (50')

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This lot and the abutting lots on both sides have been in this family for over 100 years. The abutting lots both have dwellings erected on them. This center lot can only be developed if side-yard variances are granted because of the new zoning regulations. In view of this hardship the owner is petitioning the Zoning Commissioner for the above described variances.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Marvin Sherwood Smith
Legal Owner
Address 3444 Road, Cockeysville, Md

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of November, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of December, 1971, at 1:00 o'clock

Oliver L. Myers
Zoning Commissioner of Baltimore County.

(over)

Description of Marvin Sherwood Smith
Property located on Yeoho Road in the
8th Election District of
Baltimore County, Maryland.

Beginning at a point on the center-line of Yeoho Road 3,350 feet, more or less, Northwest of the intersection of the center-lines of Yeoho Road and Belfast Road running thence and binding on the center-line of Yeoho Road North 70° - 34' West, 100.0 feet to a point on the center-line of Yeoho Road; running thence the following courses and distances: North 34° - 32' East, 599 feet, plus or minus; South 32° - 13' East, 20.53 feet; South 48° - 03' - 32" West, 543.79 feet to the point of beginning.

Containing 0.7 acres.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1971

CHIEF OF OFFICE: BALTIMORE COUNTY
111 W. Calverton Ave.
Towson, Maryland 21204

MEMBERS
OLIVER L. MYERS
Chairman

BUREAU OF ENGINEERING
REGULATORY OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION
BUREAU OF PUBLIC UTILITIES
HEALTH DEPARTMENT
PROJECT PLANNING
HOLDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
FIRE DEPARTMENT
FIRE PREVENTION

Mr. Marvin Sherwood Smith
Pella Road
Cockeysville, Maryland

RE: Type of Hearing: Variance
Location: NE/S Yeoho Road, 3350' NW of
Belfast Road
Petitioner: Marvin Sherman Smith
Committee Meeting of Nov. 9, 1971
8th District
Item 76

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the east side of Yeoho Road 3350 ft. north of Belfast Road. The land in this area is not level. The ground tapers from the high side which is on the south and slopes to the north of the subject property. It also appears that the rear portion of this property is being built up with some fill material.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

It appears that a subdivision or record plat may be required in connection with the subdivision of the overall property of which this site is a part. There is a residence on each side of this property.

There is indication in this office that a 20-inch petroleum transmission main is in the proximity. It should be the responsibility of the Petitioner to ascertain and clarify any rights-of-way within the property.

Mr. Marvin Sherwood Smith
Item 76
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Highway Comments:

Yeoho Road, an existing public road, is proposed to be ultimately improved as a 50-foot closed-type roadway cross section on a 70 foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening, together with necessary reversible steps easement will be required in connection with any grading or building permit application.

The plan should be revised to incorporate the requirements of the proposed ultimate highway improvements and to indicate the location of the transmission main.

Sewer Drain Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, changing private and public holdings constructed of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer Comments:

Public water supply and sanitary sewers are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewer Plan for 1970-1975.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: November 24, 1971

FROM: Plans Review

SUBJECT: #16 Marvin Sherman Smith
N.E.S. Yeoho Road
3350' N.W. of Belfast Road
District: 8

No comment from the office of the Buildings Engineer, at this time.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

DLH:JD

Enc.

TO: S. Eric DiMenna, Zoning Commissioner
Attention: Mr. Myers DATE: 11/10/71

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owner: Marvin Sherman Smith

Location: NE/S Yeoho Road, 3350' NW of Belfast Road

ITEM # 76

Zoning Agenda: 11/2/71

() 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The hydrants shall be located at intervals of _____ feet along an approved road.

() 2. A second means of access is required for the site.

() 3. The dead-end condition shown at _____

exceeds the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

() 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

(X) 6. The Fire Department has no comment on the proposed site.

() 7. Site plans approved as shown.

H. J. E. Hall
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: November 3, 1971

FROM: Hoyt V. Borner

SUBJECT: Item 76 - Zoning Advisory Committee Meeting, November 9, 1971

76. Property Owner: Marvin Sherman Smith
Location: NE/S Yeoho Road, 3350' NW of Belfast Road
Present Zoning: S.D.P.
Proposed Zoning: Variance to 1000 383 - side yards
District: 8th
No. Acres: 07

Soil evaluation must be conducted and water well must be completed prior to approval of building permit.

Hoyt V. Borner
SANITARIAN II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB/sk

Zoning Commissioner of Baltimore County

By Ruth Morgan.....[illegible]

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET										
FUNCTION	W.C. Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 										
Previous case:										

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

Mr. Harris / Harwood Smith
Fells Road
Cockeysville, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 8th day of November 1971

Eric D. Dyenna
S. ERIC DYENNA,
Zoning Commissioner

Petitioner: Harwood Sherman Smith
Petitioner's Attorney _____ Reviewed by *Eric D. Dyenna*
Chairman of
Advisory Committee

8. MORE COUNTY, MARYLAND
 OFFICE OF FINANCE & REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 254

DATE Oct. 27, 1971 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
 Cash
 Petition for Variance for Marvin S. Smith

DISBURSED FOR YELLOW - CUSTOMER

1990 APR 28 250 CRED

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 06c.6. 1971 ACCOUNT 01.562

AMOUNT \$44.00

DISTRIBUTION

WHITE - CASHIER
HARRIS & Smith
Box 62
Falls Road
Cockeysville, Md. 21030
Advertising and posting at property #72-1154

YELLOW - CUSTOMER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: Nov. 30-71

Plotted: 8TH

Posted for: VARIANCE

Petitioner: MARVIN SHERWOOD

Location of property: 1/3 OF YACHT RD. 3350 FT. W. OF BELFAST RD.

Location of Signs: 1/3 OF YACHT RD. 3365 FT. N. OF BELFAST RD.

Remarks: _____

Posted by: Charles B. Neal Date of return: DEC. 3-1971

